

**UNITED STATES DISTRICT COURT  
FOR THE SOUTHERN DISTRICT OF OHIO  
EASTERN DIVISION**

<b>Melissa Schaal,</b>	)	
	)	
<b>Plaintiff,</b>	)	<b>Case No. 2:20-cv-04999</b>
	)	
<b>v.</b>	)	<b>Judge James L. Graham</b>
	)	
<b>Home Buys, LLC, et al.</b>	)	<b>Magistrate Judge Kimberly A. Jolson</b>
	)	
	)	
<b>Defendants.</b>	)	

---

**STIPULATION OF DISMISSAL**

---

Pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii), the undersigned parties to this action hereby stipulate that this action is dismissed **WITH PREJUDICE**. Plaintiff states there are no outstanding costs.

Agreed:

/s/ Nelva J. Smith

Nelva J. Smith (0083594)  
John C. Ferrell (0097727)  
STEPTOE & JOHNSON PLLC  
41 South High Street, Suite 2200  
Columbus, Ohio 43215  
(614) 456-1656 phone  
(614) 221-0952 fax  
Nelva.smith@steptoe-johnson.com  
John.ferrell@steptoe-johnson.com

***Attorneys for Defendants  
Home Buys, LLC and  
Patricia Jensen***

/s/ Evan McFarland per email authority 01/19/2021

Evan McFarland  
The Spitz Law Firm, LLC  
11260 Chester Road, Suite 825  
Cincinnati, Ohio 45246  
Evan.mcfarland@spitzlawfirm.com  
Ph: (216) 291-4744  
Fax: (216) 291-5744

***Attorney for Plaintiff, Melissa Schaal***